

RESIDENTIAL PROPERTY RECORD CARD**CITY OF SPRINGFIELD****Situs: 54 REGAL ST****Map ID: 101400009**

Class: Single Family Residence

Card: 1 of 1

Tax year 2016

Current Owner

TIMBER DEVELOPMENT LLC

68 TIMBER DR

EAST LONGMEADOW

MA 01028

General Information

Living Units 1

Neighborhood 1335

Alternate Id

Vol/Pg

District COS

Zoning R1

Class RESIDENTIAL

**Land Information**

Type	Size	Influence Factors	Influence %	Value
PRIMARY SQUARE FOOT	7,229			36,370
Total Acres: 0.1660				

Permit Information

Date Issued	Number	Price	Purpose	% Complete
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Assessment Information

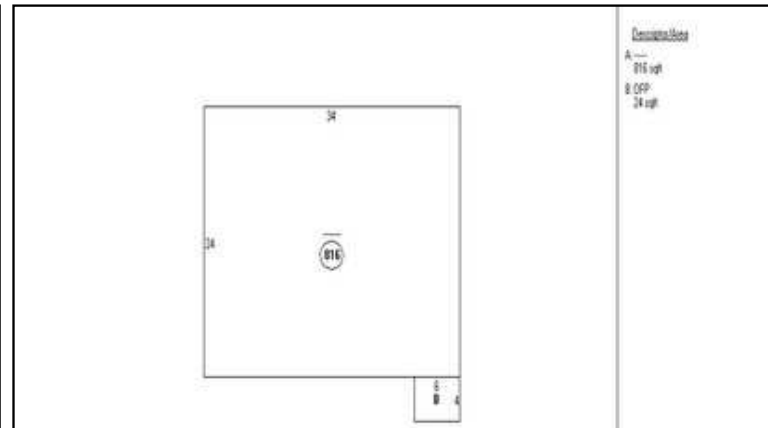
	Assessed	Appraised	Cost	Income	Market
Land	36,400	36,400	36,400	0	36,400
Building	57,500	66,600	65,600	0	66,600
Total	93,900	103,000	102,000	0	103,000

Value Flag MARKET APPROACH

Sales / Ownership History					
Transfer Date	Price	Type	Deed Reference	Grantee	Grantor
2013-12-30	93,000	LAND + BLDG	20150/357	TIMBER DEVELOPMENT LLC	MEHLICH MARY
2009-01-13	0		17604/505	MEHLICH MARY	NACZAS CECELIA A

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Dwelling Information	
Style RANCH	Year Built 1956
Story height 1.00	Eff Year Built 0
Attic NONE	Ground Floor 816
Exterior Walls ALUM/VINYL	Area
Masonry Trim	Amenities
	Total Living 816
	Area
Color WHITE	
Basement	
Basement FULL	Car Bsmt Gar 0
FBLA Size	FBLA Type
Rec Rm Size	Rec Rm Type
Heating & Cooling	Fireplaces
Heat Type A/C	Stacks 0
Fuel Type OIL	Openings 0
System Type WARM AIR	Pre-Fab 0
Room Detail	
Bedrooms 3	Full Baths 1
Family Rooms 0	Half Baths 0
Kitchens	Extra Fixtures 0
Total Rooms 5	
Kitchen Type	Bath Type
Kitchen Remod NO	Bath Remod NO
Adjustments	
Int vs Ext SAME	Unfinished Area 0
Cathedral Ceiling	Unheated
Grade & Depreciation	
Grade C	Market Adj 0.00
Condition AVERAGE	Functional
CDU AVERAGE	Economic
Cost & Design	% Good Ovr
% Complete	



Outbuilding Data							
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade

Comparable Sales Summary						
Parcel ID	Sale Date	Sale Price	TLA	Style	Yr Built	Grade
028550010	2014-10-31	134,000	768	3	1961	C
090300021	2014-05-05	168,000	1,196	3	1956	C+
101400009	2013-12-30	93,000	816	3	1956	C
098020018	2014-08-29	140,000	1,222	3	1955	C
098020025	2013-04-05	125,000	1,305	3	1971	C